160.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,600 / 820,600
					USE VALUE:	820,600 / 820,600
					ASSESSED:	820,600 / 820,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZAGANJORI VALERIE/EDIN
Owner 2:	
Owner 3:	
Street 1:	76 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BLASIK MICHAEL J/ETAL -
Owner 2:	MORRISON NANCY H -
Street 1:	76 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry U
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Wood Shingle Exterior and 2195 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4662.000	427,800	900	391,900	820,600
Total Card	0.107	427,800	900	391,900	820,600
Total Parcel	0.107	427,800	900	391,900	820,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.88 | /Parcel: 373.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 106673

GIS Ref

GIS Ref

Insp Date 06/08/18

!12509!

PREVIOUS ASSESSMENT

Parcel ID 160.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	427,800	900	4,662.	391,900	820,600		Year end	12/23/2021
2021	101	FV	403,100	900	4,662.	391,900	795,900		Year End Roll	12/10/2020
2020	101	FV	403,200	900	4,662.	391,900	796,000	796,000	Year End Roll	12/18/2019
2019	101	FV	332,500	1000	4,662.	391,900	725,400	725,400	Year End Roll	1/3/2019
2018	101	FV	299,400	0	4,662.	347,100	646,500	646,500	Year End Roll	12/20/2017
2017	101	FV	258,700	0	4,662.	291,100	549,800	549,800	Year End Roll	1/3/2017
2016	101	FV	258,700	0	4,662.	291,100	549,800	549,800	Year End	1/4/2016
2015	101	FV	252,400	0	4,662.	251,900	504,300	504,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:57:22

LAST REV

Date	Time
10/03/19	17:17:20
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12509

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLASIK MICHAEL	50696-309		2/8/2008		526,000	No	No		
BACHMAN JAMES E	26605-493		8/23/1996		253,750	No	No		Y

USER DEFINED

Prior Id # 1:	106673
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2016	739	Addition	145,900					2 stry addition in
9/23/2010	2039	New Wind	4,000					2 repl windows
9/12/2008	1029	Wood Dec	9,600					14 x 14 deck
5/11/2004	345	New Wind	19,212					
12/3/2003	1021	Re-Roof	7,550					

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	Meas/Inspect	BS	Barbara S
6/12/2017	Left Notice	DGM	D Mann
6/12/2017	Measured	DGM	D Mann
6/12/2017	Permit Visit	DGM	D Mann
11/22/2008	Meas/Inspect	189	PATRIOT
7/14/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4662		Sq. Ft.	Site		0	70.	1.20	8									391,902						391,900	

Total AC/HA:	0.10702	Total SF/SM:	4662	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	391,902	Spl Credit		Total:	391,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.17238808
Const Adj.:	0.98000199
Adj $ / SQ:	155.107
Other Features:	105250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	525538
Depreciation:	97750
Depreciated Total:	427788

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

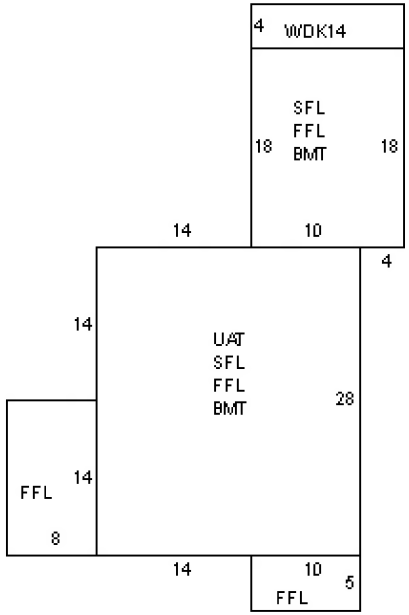
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	170.62
Special Features:	0	Val/Su Net:	135.47
Final Total:	427800	Val/Su SzAd	212.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,086	155.110	168,446
BMT	Basement	924	53.510	49,445
SFL	Second Floor	924	155.110	143,319
UAT	Upper Attic	168	62.040	10,423
WDK	Deck	56	15.680	878

Net Sketched Area:	3,158	Total:	
Size Ad	2010	Gross Area	7716
FinArea	2195		

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	20		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X20	A	AV	2010	3.59	T	7.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900

IMAGE

AssessPro Patriot Properties, Inc